



# River Landing Development Parcel

On the north bank of the South Saskatchewan River lies one of the last riverfront development parcels in Saskatoon. Prime for commercial or residential development, this property is positioned to become a part of the premier YXE destination for arts, theater, riverbank parks, markets and entertainment which is already host to 600,000 visitors annually.

422 Avenue A S, Saskatoon SK  
**FOR SALE**

Saskatoon Land  
306.975.3278  
land@saskatoon.ca



*City of*  
**Saskatoon**  
Saskatoon Land

# Prime for Development

- Permitted for medium-to-high density residential, retail, hotels, office space, recreation, culture and tourism.
- Property is approved for a building height up to 95 metres.
- Tax abatement/grants available for residential uses.
- Development proposal submission to the City of Saskatoon is required for the purchase of the parcel.
- Vehicular access to the site will be granted from the immediately adjacent 9m-wide public lane to the north.
- Existing sanitary sewer line, storm main, natural gas main, and potable water line adjacent to site are ready for connections.
- Real Estate Commission of 1.75% of sale price payable upon closing.

**Available**  
1.66 AC

**Parcel**  
203746440

**Zoning**  
DCD1(AC)

**Possession**  
Negotiable

**Property Taxes**  
(est. 2023)  
\$57,850.00

**Asking Price**  
\$10.5M



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# The Future of Saskatoon

With the completion of the River Landing Towers, the next phase of River Landing is prime for development. 422 Avenue A S is located in the heart of River Landing, providing future tenants, residents, or visitors with spectacular south and west facing views of the river valley, direct access to over 105km of riverbank trails, an abundance of local entertainment, shops, and restaurants, and adjacency to downtown YXE and the bustling Riversdale neighbourhoods.

Regardless of use, this property is sure to be pivotal in shaping the future of River Landing and downtown as it becomes a part of the Saskatoon skyline.



City of  
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Currently  
Accepting Offers



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